

073.0

0002

0016.J

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

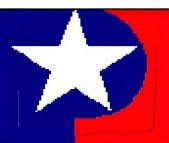
879,300 / 879,300

USE VALUE:

879,300 / 879,300

ASSESSED:

879,300 / 879,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BLUEBERRY HILL LN, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KOCUR GEORGE	
Owner 2:	WOODWORTH KATHERINE	
Owner 3:		

Street 1:	6 BLUEBERRY HILL LANE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	KOCUR GEORGE -
Owner 2:	WOODWORTH KATHERINE -
Street 1:	6 BLUEBERRY HILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	Parcel ID
This parcel contains 10,600 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1978, having primarily Clapboard Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrrms.			073.0-0002-0016.J

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10600		Sq. Ft.	Site		0	70.	0.70	12									516,603						516,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10600.000	362,100	600	516,600	879,300		46391
							GIS Ref
							GIS Ref
							Insp Date
							12/11/08

Total Card / Total Parcel

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

879,300 / 879,300

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH										
Type: 18 - Raised Ranch	1	Rating: Very Good	Full Bath: 1	A Bath:	Rating:	VAULTED CEILING IN K, LR/DR.. OF=BMT SINK.													
Sty Ht: 1 - 1 Story			3/4 Bath: 2	Rating: Very Good															
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:															
Foundation: 1 - Concrete			1/2 Bath:	Rating:															
Frame: 1 - Wood			A HBth:	Rating:															
Prime Wall: 2 - Clapboard			OthrFix: 1	Rating: Average															
Sec Wall: 8 - Brick Veneer	10%		OTHER FEATURES																
Roof Struct: 1 - Gable			Kits: 1	Rating: Good		1st Res Grid Desc: Line 1 # Units: 1													
Roof Cover: 1 - Asphalt Shgl			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Color: BROWN W/ BROWN B			Fpl: 2	Rating: Good		Other													
View / Desir:			WSFlue:	Rating:		Upper													
GENERAL INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN			SKETCH							
Grade: C - Average			Location:				Exterior:			No Unit	RMS	BRS	FL						
Year Blt: 1978	Eff Yr Blt:		Total Units:				Interior:			1	9	4	1						
Alt LUC:	Alt %:		Floor:				Additions:												
Jurisdct: G12	Fact: .		% Own:				Kitchen:												
Const Mod:			Name:				Baths:												
Lump Sum Adj:			DEPRECIATION				Plumbing:												
INTERIOR INFORMATION			Phys Cond: GD - Good	15.	%	Electric:													
Avg Ht/FL: STD			Functional:				Heating:												
Prim Int Wall: 1 - Drywall			Economic:				General:												
Sec Int Wall:			Special:				Totals			1	9	4							
Partition: T - Typical			Override:																
Prim Floors: 3 - Hardwood			Total:	15	%														
Sec Floors:																			
Bsmnt Flr: 6 - Ceramic Tile			CALC SUMMARY	COMPARABLE SALES															
Subfloor:			Basic \$ / SQ: 95.00	Rate			Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 2			Size Adj.: 1.35000002																
Electric: 3 - Typical			Const Adj.: 1.03329062																
Insulation: 2 - Typical			Adj \$ / SQ: 132.520																
Int vs Ext: S			Other Features: 124737																
Heat Fuel: 1 - Oil			Grade Factor: 1.00																
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1			NBHD Mod:																
% Heated: 100			LUC Factor: 1.00																
Solar HW: NO			Adj Total: 426017																
% Com Wall			Depreciation: 63903																
			Depreciated Total: 362115																
MOBILE HOME			Make:			Model:			Serial #:			Year:			Color:				
SPEC FEATURES/YARD ITEMS			PARCEL ID 073.0-0002-0016.J												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1250	A	AV	1980		3.75	T	31.2	101			600			600	
More: N			Total Yard Items:			600			Total Special Features:						Total:			600	